

**INLAND WETLANDS COMMISSION
REGULAR MEETING
September 7, 2016**

MEMBERS:

Mary Davis, Chair
Sally MacKenzie - absent
Marcia Puc
Tracy DeBarber
Mark Bakstis
Alex Olbrys, Alternate

OTHER:

Sue Goggin, Town Planner/ZEO/WEO
Lori Rotella, Assistant ZEO
Wayne Zirolli, Borough Engineer
Public - 0

SHOW CAUSE HEARING

6:00 P.M. Continued Show Cause Hearing for activities within the 100 foot wetland and watercourse Upland Review Area at 106 Bowman Drive.

Louise Gertz, 106 Bowman Drive stated that more plantings were in. More mulch and rocks have been delivered and needs to be spread. The town put in a ditch across the bottom of the driveway and the berm is in. Susan Goggin did not get a chance to go out inspect during this past month. She did note that the bank was stabilized the previous month when she went out to inspect.

Show Cause Hearing continued to October 5, 2016 at 6:00 P.M.

REGULAR MEETING

1. Mary Davis called this meeting to order at 6:05 P.M. Mary noted there was a quorum. Mary opened the meeting with the Pledge of Allegiance.
2. Executive session with Borough Attorney.
There was none.
3. Public comment
There was none.
4. **OLD BUSINESS**

A. Long Meadow Pond Brook ERT Study

Wayne Zirolli explained that the Town acquired the Armory on Rubber Avenue. RFP's are being done now throughout the Borough and this is one of the areas that will be looked at. He also updated the commission that the Department of Public Works removed a dumpster that washed into the brook from a storm in 2011. The Armory and High School samplings will be done in November 2016. Wayne talked HRP into extending their bi-annual sampling until November. After that, they will be done every two years.

B. Commission discussion regarding an existing Commercial Outdoor Automobile Storage (IW#14-01) located at the Risdon Property, Arch Street, Scott Road, Andrew Avenue and Rubber Avenue; Applicant: A Better Way Wholesale Auto.

Susan Goggin stated that the existing site looks good. The cars are parked in the same place and there is a fire lane. The booms are still in place. Sue noted that the applicant is here tonight with new plans for the industrial park.

5. **NEW BUSINESS**

A. Commission discussion/decision regarding modification to site plan for Lots 18 & 30 Raytkwich Road (IW #15-05), Applicant: A Better Way Wholesale Autos, LLC

Attorney Kevin McSherry, 38 Fairview Avenue, Naugatuck representing A Better Way Wholesale Autos along with Steve Trinkaus. Steve Trinkaus, Professional Engineer, explained the modified plans to the commission. He went over the types of soils located on the property. He reduced the amount of pavement on site by 2.8 acres. This is an improvement from a storm water prospective. All vehicles will be repaired, if needed, off site before being put on this storage lot. If there were any type of oil leak, bacteria in the stone would break down the oil for food. He pointed out on the map the changes he made. One of the basins along the road was eliminated and the other one was modified. He reduced the wetlands disturbance by 530 square feet on the southerly side and 677 square feet on the northerly side. They did not go any

closer to the wetlands but actually moved a little further away from them. Steve went over the storm water management system. He explained how the new Low Impact Development (LID) system works if by chance there was an oil leak. He also mentioned that Roman Mrozinski quoted 752 parking spaces in his report, when actually they reduced the parking from 767 spaces to 707 spaces. Steve also informed the commission that he will oversee the project. Roman stated in his report that he would like to see hydrodynamic separators. Steve explained that they were on the previous plan but they are not on the new plan and he explained why. On site testing was used to define the soils. The lower area had very well drained soils and the upper area had moderately drained soils. Steve explained more of the erosion plan he proposed. Mary Davis stated to Steve that the commission has not seen the original plans since last year when A Better Way Wholesale Autos came before the commission. She believes the new plan has a lot of major changes and does not consider this just a modification to last year's approved plan. Kevin McSherry stated the area that was previously being affected has been improved and the wetlands are less affected. They kept the conservation easement on the new plans. Mary mentioned that the concept of no paving is new and the commission needs to know more about how it works. Steve explained the other projects that he did using this type of plan. He explained why you would want to remove the impervious surface and why it is better for the environment in the areas that have the right soils. He also went over the rain fall averages for the last couple of years. He gave an explanation of why it is better to have rain infiltrate back into the soil. The proposed building has been reduced from 44,000 square feet to 22,000 square feet on the original plan and now down to 7,500 square feet with a possible expansion to 10,000 square feet on the new plan. Marcia thought this was going to be their showroom. Attorney McSherry explained that they also bought 49 Raytkwich Road. The applicant will continue to operate out of the building on Rubber Avenue on a much smaller scale. The reason is to have previous customers be able to find them. The building on 49 Raytkwich Road will be the hub of the business. Wayne Zirolli felt that virtually the whole plan was reworked, but it is a modification to the first plan and does not warrant a new application. Mary explained what she thought the neighbors will be feeling when they see the new plan. Marcia felt there were a lot of the neighbors at the previous public hearing and thought it should be open to the neighbors again with the new plan. Mark felt the new plans have extensive changes and would like to see the new plans as an overlay over the previous plans. Steve Trinkaus went over all of the changes between the two plans for the commissioners. Some of the changes were the driveway entrance, smaller building, same 14 foot cut but no retaining wall, dense evergreen screen at the top of the slope and the grading has been changed to fit the landscape. They matched the cut and fills and will use the material on site. The previous plan called for parking that had between a 5 – 7% slope. The new plan calls for all parking to have a 6% slope. Mary felt the best thing to do is make this an application and not a modification to the previous application. She also would like to know more about this new concept and proof of how it works. Steve stated it is a simple concept but you need to understand how it actually works. He will provide documents on this. Mary stated that the commission all agrees that these are major changes and

the application should come back as a new application. Mary liked the trees along the top but would also like to see a few rain gardens or trees in the parking lot. Steve explained that the undisturbed areas already have trees in them which will allow the rain to infiltrate back into the soil which is the same as a rain garden. Steve also explained that with this system there will be no surface water discharge from a 1 inch rain storm. This will filter the rain water and recharge the shallow ground water. He also spoke a little more about LID. The applicant will come back next month with a new application.

Meeting recessed at 6:57 p.m.

Meeting reconvened at 7:05 p.m.

- B. Commission discussion/decision regarding application for drainage improvements in the 100' Upland Review Area at 49 Raytkwich Road (IW #16-09), Applicant: A Better Way Wholesale Autos, LLC

Mary confirmed that the applicant's taxes and application fees have been paid. Steve Trinkaus, Professional Engineer, explained to the commission the existing conditions of the site. There is parking on the south side. This will be the location for the show room, sales, finance and service area for the vehicles. The cars would be repaired here and then sent up to the storage site at 18 & 30 Raytkwich Road. Wayne requested a detention system be put in since he does not believe the current one is large enough. Steve explained the proposed storm water system and erosion control plan. There are wetlands in the northwest corner of the site and pointed out the 100 foot upland review area on the map. The applicant will be repairing cars inside the building only and will get the proper DEEP and DMV permits. The commission wanted to know if they will be washing cars at this site. Steve explained that if they are washing cars on this site, it will be done inside only with floor drains that lead to the sanitary sewer system. They will also have to install oil / grit separators. He explained that that is standard procedure. They cannot go into the storm drainage system. Sue also mentioned that the applicant will have to go before the WPCA Commission also. Any state or federal permits will have to be obtained prior to opening. Steve also explained that the site is currently serviced by sanitary sewers and the previous use was for manufacturing. Tracy questioned if the square footage of the building would be changing or just the inside function. Steve said just the inside function of the building. Attorney McSherry noted for the record that the applicant washes cars on the inside at their current location and will do the same at this location.

VOTED: Unanimously on a motion by Marcia Puc and seconded by Tracy DeBarber that the commission finds IW #16-09 49 Raytkwich Road, Applicant: A Better Way Wholesale Autos, LLC not a significant impact on the wetlands.

- C. Additional items require a 2/3 vote of the Commission.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Mark Bakstis to add IW #16-10 for Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Wholesale Autos, LLC to the agenda.

Attorney Kevin McSherry asked the commission to consider a public hearing for next month if they find this to be a significant activity.

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Marcia Puc that the commission find IW #16-10 for Lots 18 & 30 Raytkwich Road, Applicant: A Better Way Wholesale Autos, LLC a significant activity.

Mary Davis set the public hearing for October 5, 2016 at 6:30 P.M.

Sue will send the IW #16-10 application in the packets for next month's meeting. She will not be sending new plans, the commissioners already received them.

6. **CORRESPONDENCE**

Sue passed out correspondence from CACIWC. It was a reminder that fees are due which Sue noted are already paid. She also pointed out that the annual meeting and conference was coming up. Mary mentioned she might go.

7. **WEO REPORT**

A. Autohaus Property, 393 Rubber Avenue (IW #08-08)

Susan Goggin sent a letter to Autohaus dated August 22, 2016 requesting they call the Land Use Office to go over what is left to do on the property. Sue noted that she received the green card back in the mail stating that the letter was signed for. Sue had not received a call back as of yet. Sue also noted that they have until September 21, 2016, which is 30 days, to respond. Her next step will be to send a notice of violation with fines. A discussion followed on how to handle this situation.

B. Naugatuck HS Renovation (IW#12-04) – water quality test results

There was nothing new to report.

C. 550 Horton Hill Road – Follow up inspection

Wayne Zirolli and Susan Goggin went out to inspect the property on Tuesday, September 6, 2016. The area was stabilized and the grass was in. Everything looks good and there are no issues. Mary would like Sue to go out and inspect one more time. This item will stay on the agenda for one more month.

8. **REVIEW/APPROVAL** of the August 3, 2016 Show Cause Hearing and Meeting Minutes, August 10, 2016 Site Walk Minutes and August 16, 2016 Special Meeting Minutes.

VOTED: 4-0-1 on a MOTION by Tracy DeBarber and seconded by Marcia Puc to **APPROVE** the August 3, 2016 minutes as written:

FOR

Tracy DeBarber
Mark Bakstis
Mary Davis
Marcia Puc

AGAINST

ABSTAIN

Alex Olbrys

VOTED: 4-0-1 on a MOTION by Marcia Puc and seconded by Tracy DeBarber to **APPROVE** the August 10, 2016 site walk minutes as written:

FOR

Tracy DeBarber
Mark Bakstis
Mary Davis
Marcia Puc

AGAINST

ABSTAIN

Alex Olbrys

VOTED: 3-0-2 on a MOTION by Tracy DeBarber and seconded by Marcia Puc to **APPROVE** the August 17, 2016 minutes as written:

FOR

Tracy DeBarber
Marcia Puc
Mary Davis

AGAINST

ABSTAIN

Alex Olbrys
Mark Bakstis

9. **ADMINISTRATIVE BUSINESS**

There was a discussion on the fact that the minute books have not been signed for quite a few months. Mary asked the commission if someone would volunteer to be acting secretary for the months that Sally MacKenzie is not available. Tracy DeBarber volunteered for the position. Mary read Daniel Simoes' resignation into the record. Dan would have been a new alternate commissioner. That leaves one alternate position still open. Mary asked Sue to verify what political affiliation needs to fill the position.

10. **ADJOURNMENT**

VOTED: Unanimously on a motion by Alex Olbrys and seconded by Tracy DeBarber to **ADJOURN** the meeting at 7:47 P.M.

Respectfully Submitted,

Sally MacKenzie, Secretary /lr